

CH2M

On behalf of the City of Ontario

# System Development Charges

Fees Effective April 15, 2013



A guideline for anticipating system charges for new development in the City of Ontario

For more information on System Development Charges Call 541-889-8572

CH2M  
1551 NW 9th St  
Ontario, OR 97914

## What are SDCs?

The City of Ontario is committed to providing quality services to our community. As the city grows, old systems need to be updated and new systems must be built.

System Development Charges (SDCs) are fees imposed upon new and expanding development within the City of Ontario and the urbanizing area that connects to the water system, sanitary sewer system and streets.

The objective of SDCs is to charge new users an equitable share of the cost of services and to pay for improvements necessary as a result of increased development and demand on the City's infrastructure.

On July 21, 2008, the City of Ontario adopted Ordinance 2618-2008 allowing the creation of System Development Charges. SDCs are in place to fund the water, wastewater and transportation systems. Resolution 2008-146 was adopted on Sept. 3, 2008, which established SDCs for water, wastewater and transportation.

Ontario Municipal Code (OMC) 8-13-13(b) Challenges and Appeals states the following: Any person may appeal to the Council any decision of the Administrator made pursuant to this ordinance by filing a written request with the Administrator within 10 days after the delivery of the Administrator's written decision to the applicant.

*This brochure is intended to be used as a guideline for estimating SDCs as part of total project costs. Fees for all types and categories of businesses and all meter sizes are not listed in this brochure. It does not include information on other potential fees which may be due, including but not limited to planning review fees, engineering fees, building permit fees, water and sewer connection fees, etc.*

## Water and Sewer System Fees:

There are currently no water or sewer SDC fees for residential connections.

SDCs are charged and payable prior to the issuance of a permit to connect to the water and/or sewer system.

Water SDCs are charged by meter size. Wastewater system flows are assumed to be directly proportionate to water meter size. The table below displays SDC rates for the most requested meter sizes. Please call for SDCs on meter sizes greater than 2 inches.

METER SIZE (INCHES)	WATER SDC	WASTEWATER SDC
1 or less	\$975	\$481
1.5	\$4,875	\$2,405
2	\$7,800	\$3,848

## Transportation:

Transportation SDCs pays for the expansion and capital development of the transportation system to accommodate and manage motorized traffic.

The Transportation SDC is based on the average amount of traffic generated by new development. The City adopted the method of calculating the SDCs based on recommendations of a SDC methodology consultant. The consultant researched traffic studies and recommended that similar land uses be categorized into groups based on generated traffic, with each group assigned an average trip generation rate. This rate is used to determine "average weekday traffic" based on either the number of residential units or the type of use and square footage of

## Transportation (continued):

non-residential units. This group rate is multiplied by an established rate and then multiplied by an established dollar amount to determine the SDC. The amount was calculated based upon the estimated costs of funding the improvements in the City's adopted Transportation System Plan.

The SDC fee is calculated at the time building plans are submitted, provided such plans are complete. Transportation SDC are paid prior to the issuance of a building permit for construction.

TOTAL TRANSPORTATION SDC PER UNIT OF DEVELOPMENT		
ITE LAND USE CODE/ CATEGORY	RATE PER UNIT	UNIT
<b>RESIDENTIAL</b>		
Single Family Detached	\$1,288	Dwelling Unit
Apartment	\$905	Dwelling Unit
Residential Condo/Townhouse	\$789	Dwelling Unit
Manufactured Housing (in Park)	\$672	Dwelling Unit
Assisted Living	\$369	Bed
Continuing Care Retirement	\$378	Unit
Recreation Home	\$425	Dwelling Unit
Duplex	\$850	Duplex
Multi-Family Housing	\$425	Dwelling Unit

Please contact the City of Ontario Community Development Center for information on other potential costs associated with your project.

541-881-3224

LAND USE CODE/CATEGORY	AREA			PER UNIT*
	1	2	3	
<b>RECREATIONAL</b>				
435 Multipurpose Rec/Arcade**	\$3,989	\$1,496	\$997	TSGFGA
488 Soccer Complex	\$8,494	\$3,185	\$2,124	Field
492 Racquet/Tennis Club	\$4,608	\$1,728	\$1,152	Court
493 Health/Fitness Club	\$3,922	\$1,471	\$980	TSGFGA
495 Recreation/Community Center	\$3,695	\$1,386	\$924	TSGFGA
<b>INSTITUTIONAL/MEDICAL</b>				
501 Military Base	\$203	\$76	\$51	Employee
520 Elementary School (Public)	\$56	\$21	\$14	Student
522 Middle/Junior H.S. (Public)	\$70	\$26	\$17	Student
530 High School (Public)	\$138	\$52	\$35	Student
536 Private School (K-12)	\$200	\$75	\$50	Student
540 Junior/Community College	\$96	\$36	\$24	Student
550 University/College	\$191	\$72	\$48	Student
560 Church	\$736	\$276	\$184	TSGFGA
565 Day Care Center/Preschool	\$192	\$72	\$48	Student
590 Library	\$2,319	\$870	\$580	TSGFGA
610 Hospital	\$1,348	\$505	\$337	Bed
620 Nursing Home	\$270	\$101	\$68	Bed
630 Clinic	\$3,588	\$1,346	\$897	TSGFGA
<b>COMMERCIAL SERVICES</b>				
896 Video Rental Store**	\$14,350	\$5,381	\$3,587	TSGFGA
911 Bank/Savings: Walk-In	\$11,796	\$4,423	\$2,949	TSGFGA
912 Bank/Savings: Drive-In	\$11,865	\$4,449	\$2,966	TSGFGA
941 Quick Lubrication Vehicle Shop	\$2,107	\$790	\$527	Serv. Stall
942 Automotive Care Center	\$2,112	\$792	\$528	TSGFLA
944 Gasoline/Service Station	\$4,450	\$1,669	\$1,112	VFP
945 Gasoline/Service Station w/Market	\$3,260	\$1,223	\$815	VFP
946 Gas/Service Station, Market, Carwash	\$3,061	\$1,148	\$765	VFP
310-320 Hotel/Motel	\$1,194	\$448	\$299	Room
812 Building Materials/Lumber	\$2,133	\$800	\$533	TSGFGA
813 Discount Superstore w/Groceries	\$3,212	\$1,205	\$803	TSGFGA
814 Specialty Retail Center	\$2,657	\$996	\$664	TSGFLA
815 Discount Store w/o Groceries	\$4,223	\$1,584	\$1,056	TSGFGA

LAND USE CODE/CATEGORY	AREA			PER UNIT*
	1	2	3	
<b>COMMERCIAL SERVICES (CONT.)</b>				
816 Hardware/Paint Stores	\$3,447	\$1,293	\$862	TSGFGA
817 Nursery/Garden Center	\$2,163	\$811	\$541	TSGFGA
820 Shopping Center	\$2,574	\$965	\$644	TSGFGA
823 Factory Outlet Center	\$1,594	\$598	\$399	TSGFGA
841 New Car Sales	\$1,998	\$749	\$500	TSGFGA
843 Automobile Parts Sales	\$3,205	\$1,202	\$801	TSGFGA
848 Tire Superstore	\$1,331	\$499	\$333	TSGFGA
850 Supermarket	\$5,943	\$2,229	\$1,486	TSGFGA
851 Convenience Market (24hr)	\$13,100	\$4,912	\$3,275	TSGFGA
853 Convenience Market w/Fuel Pump	\$8,397	\$3,149	\$2,099	VFP
860 Wholesale Market	\$507	\$190	\$127	TSGFGA
861 Discount Club	\$3,151	\$1,182	\$788	TSGFGA
862 Home Improvement Superstore	\$1,407	\$528	\$352	TSGFGA
863 Electronics Superstore	\$2,454	\$920	\$614	TSGFGA
867 Office Supply Superstore	\$2,038	\$764	\$510	TSGFGA
880 Pharmacy/Drugstore (w/o drive thru)	\$3,844	\$1,442	\$961	TSGFGA
881 Pharmacy/Drugstore (w/drive thru)	\$4,084	\$1,531	\$1,021	TSGFGA
890 Furniture Store	\$216	\$81	\$54	TSGFGA
836 Drinking Place/Bar**	\$3,052	\$1,145	\$763	TSGFGA
834 Fast Food Restaurant (w/drive thru)	\$13,352	\$5,007	\$3,338	TSGFGA
831 Quality Restaurant (not a chain)	\$5,433	\$2,037	\$1,358	TSGFGA
832 High Turnover Sit Down Restaurant	\$3,901	\$1,463	\$975	TSGFGA
833 Fast Food Restaurant (no drive thru)	\$19,270	\$7,226	\$4,818	TSGFGA
<b>OFFICE</b>				
710 General Office Building	\$1,256	\$471	\$314	TSGFGA
714 Corporate Headquarters Building	\$911	\$342	\$228	TSGFGA
715 Single Tenant Office Building	\$1,320	\$495	\$330	TSGFGA
720 Medical-Dental Office Building	\$4,122	\$1,546	\$1,031	TSGFGA
733 Government Office Building	\$7,865	\$2,949	\$1,966	TSGFLA
760 Office Park	\$1,303	\$489	\$326	TSGFLA
733 Research and Development Center	\$925	\$347	\$231	TSGFLA
770 Business Park	\$1,456	\$546	\$64	TSGFGA
731 State Motor Vehicles Department	\$18,942	\$7,103	\$4,736	TSGFGA

